

DODGE COUNTY BOARD OF ADJUSTMENT MINUTES
April 16, 2015

The Dodge County Board of Adjustment met on this 16th day of April, 2015 at 7:00 p.m., on the 1st Floor of the Administration Building, in Rooms 1H and 1I, located at 127 East Oak Street, Juneau, Wisconsin.

Chairman Armin Reichow called the meeting of the Dodge County Board of Adjustment to order.

Roll Call was taken.

Members present were as follows: Armin Reichow, Leon Schraufnagel, Harold Hicks, Wayne Uttke and William Nass, Members excused were Edward Premo (Alternate 1) .

Chairman Reichow noted that a quorum is present.

Joseph Giebel of the Land Resources and Parks Department was in attendance at the request of the chairman;

The Chairman asked the staff to confirm compliance with the open meeting law and public hearing notice requirements for the hearings before the Board.

Mr. Giebel indicated that the meeting was properly noticed in accord with the open meeting law and noted that each of the public hearings listed on the agenda received a class two notice and the mailing notices were sent in accord with the statute and code requirements.

The agenda was reviewed by the Board.

The minutes from the April 9, 2015 meeting were reviewed by the Board.

Motion by Nass to approve the minutes as written.

Second by Schraufnagel; Vote: 5-0 Motion carried.

The staff explained the hearing procedures to those in attendance;

PUBLIC HEARING

New Frontier Land Surveying LLC, agent for David Lauersdorf Trust – Request for a variance to the Subdivision provisions of the Dodge County Land Use Code to allow a land transfer to occur where said land transfer will result in the creation of a lot which does not meet the minimum lot width requirements of the Code. The site is located in part of the NE ¼, NW ¼, Section 11, Town of Lebanon, the address being W3538 Davidson Road.

Motion by Nass to approve the variance request to allow the proposed land transfer to occur where said transfers will result in the creation of a lot which does not meet the minimum lot width requirement of the Code subject to the following conditions:

1. A 3-lot certified survey map is submitted and approved for parcels A, B and C.
2. The following statement shall appear on the approved certified survey map:
"These lots shall not be further divided for the purpose of residential use until after 15 years from the recording date of this certified survey map, unless the

Official Dodge County Zoning Map is amended so that the subject parcels are rezoned out of an agricultural zoning district or this restriction has been released in accordance with the provisions of the Dodge County Land Use Code and the Town of Lebanon.”;

3. The County rezoning petition for these parcels shall be approved by the County Board of Supervisors prior to the recording of the certified survey map.
4. The following highway/road setback line shall be shown on the certified survey map;
 - Town Road: 75 feet from the centerline or 42 feet from the road right-of-way, whichever distance is greater;
5. The following statement shall be shown on the certified survey map: “The owner and subsequent owners of these non-farm residential lots hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations”;
6. The site addresses (if one is already assigned to the lot) shall be shown on the certified survey map;
7. The remaining approximate 3.296-acres (parcel D) shall be combined with the adjacent lot (PIN 026-0916-0213-000) prior to the final approval of the minor land division request.
8. The existing septic system for the house on “Parcel A” (W3538) will be replaced with a new septic system that is located along the same side of the road as the house.

Second by Schraufnagel

Vote: 5-0 Motion carried.

PUBLIC HEARING

Richard and Mollyann Emerson – Request for a variance to the terms of the highway setback provisions of the Dodge County Land Use Code to allow for the construction of an attached garage on this site where said garage will be located 17 feet within the required setback from Sunset Beach Road. The site is located in part of the SE ¼, SE ¼, Section 18, T12N, R14E, Town of Trenton, the site address being N8591 Sunset Beach Road.

Motion by Schraufnagel to approve the variance request to allow the construction of a 24' X 28' attached garage on this site where said garage will be located 17 feet within the required road setback subject to the following conditions:

1. The appellant shall sign and record a variance agreement with the Dodge County Register of Deeds prior to the issuance of the County Land Use Permit for this construction;

Second by Hicks

Vote: 5-0 Motion carried.

Brian and Kayla Igl – Request for a variance to the terms of the highway setback overlay and fence height provisions of the Dodge County Land Use Code to allow the construction of an 8' high fence within the streetyard which is 4' higher than the height allowed by the Code and to allow the construction of a deck and pool where said deck and pool are located 67' and 52' respectively within the required highway setback lines of STH "33". The site is located in part of the NE ¼, SW ¼, Section 27, T13N, R13E, Town of Fox Lake, the site address being W10786 State Road 33.

Motion by Uttke to grant your variance requests to allow a detached deck and pool to be located within the highway setback lines and to allow an 8 foot high fence and security gate to be located within the required highway setback lines and to exceed the maximum fence height for a fence located within a street yard subject to the following conditions:

1. The appellant shall sign and record a variance agreement with the Dodge County Register of Deeds prior to the issuance of the County Land Use Permit for this construction;

Second by Schraufnagel

Vote: 5-0

Motion carried.

Sal Okon, agent for Thomas Budzisz – Request for a variance to the terms of the highway setback overlay provisions Dodge County Land Use Code to allow the construction of a replacement 26' X 44' garage on this lot where said garage will be located 18' within the required highway setback of Arrowhead Trail. The site is known as Lot 16, Arrowhead Shores Subdivision, and is located in part of the NE ¼, SW ¼, Section 31, Town of Hubbard, the site address being N5090 Arrowhead Trail.

Motion by Uttke to approve the variance request to allow the construction of a 26' X44' detached garage on said lot where said garage will be located 57' from the centerline of Arrowhead Trail subject to the following conditions:

1. This structure shall not be used for human habitation or overnight accommodations;
2. The appellant shall sign and record a variance agreement with the Dodge County Register of Deeds prior to the issuance of the County land use permit for this construction;
3. This structure shall not be used for any business, trade or industry and shall not be rented out for storage space.

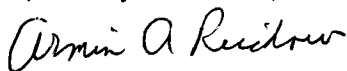
Second by Schraufnagel

Vote: 4-1 (Reichow)

Motion carried.

Motion by order of the Chair to adjourn the meeting.

Respectfully submitted,



Wayne Uttke, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.